

- 3.4 Street Design Standards** — Streets shall be designed and constructed in accordance with the standards set forth in the Design Manual and these regulations unless modified by the Planning Commission. The applicant must request modifications and submit with detailed justification.

(Ord. 425)

- 3.5 Street Names** – Street names shall be subject to approval by the Planning Commission. Names shall not duplicate or closely approximate existing street names in the County, except for extension of existing streets.
- 3.6 Minimize Impact of Railroads** – Where land adjoins a railroad, the street plan should:
- A. Make allowance for future grade separation on streets, which are to cross the railroad, by providing extra right-of-way for such streets and by keeping intersecting streets a sufficient distance away to allow for the necessary approaches to over-or-under passes.
 - B. Minimize the detrimental effects of railroad traffic by providing an appropriate street pattern and lot arrangement and by providing for lots of greater than usual depth, or providing walls, embankments strip planting or such other devices.

Article 4. IMPROVEMENTS

- 4.1 General** – All improvements in a subdivision shall conform with the standards and specifications contained in these regulations, the Design Manual and other requirements which may be adopted by the City, or by such other governmental agencies which may have jurisdiction over each facility, as stipulated below. Nothing, however, shall be construed as prohibiting a subdivider from installing improvements of a higher type than the minimum required herein.

4.2 Minimum requirements

- A. **Roads** – All new roads and streets shall be graded and drained, base material applied, curb, gutter and sidewalks, constructed where required, surface treatment applied, utilities installed, and street name signs erected, all in accordance with the minimum standards of design and construction as set forth in the Design Manual and any other requirements adopted by the City, or may hereafter be adopted for acceptance into the System of Roads. Existing roads and streets, within a proposed subdivision, excluding highways and principal collectors as shown on the Master Highway Plan, that do not meet these specifications as to width or construction shall be widened and brought up to standard.
- B. **Drainage** – Every subdivision shall be provided with storm drains, culverts, drainage ways, or other works adequate to collect and dispose of all water originating on or flowing across the property, without inundating or damaging roads, lots or other properties. The construction of these facilities shall be in conformity with the standards and specifications of the Design Manual. The

County shall review the plans of these facilities, which may be within their jurisdiction and give their recommendations to the Planning Commission.

- C. **Underground cables** shall be laid either just outside of the line or at the rear lot line within the area of perpetual easements. Phone and power lines when placed in the same trench shall have at least twelve (12) inches of packed earth between them.
 - D. **Topsoil** shall not be removed from residential lots or used as spoil, but shall be redistributed to its former depth and in all cases, good soil conservation practices shall be used to prevent soil erosion and siltation during and after subdivision development.
 - E. **Street signs** – A name sign of an approved design shall be erected at each new street or road intersection.
 - F. **Monuments and Pipes** – Permanent monuments shall be placed as required by the Annotated Code of Maryland. After the grading is completed, the subdivider must see that monuments are at proper locations. Iron pipes shall be set along the property lines of all streets and roads at points of intersection, curvature or tangency, and at such points along the subdivision boundaries not already marked by monuments.
 - G. **Street Lighting** – The requirements of illuminating streets and intersections within the proposed subdivision shall be required, in accordance with the specifications of the Design Manual.
- 4.3 **Improvement Plans** – Plans for the foregoing improvements shall be prepared by a registered professional engineer for review by the appropriate public authorities prior to construction. Such plans shall be sufficient to show the proposed location, sizes, type, grades, and design features of each facility, including the following:
- A. **Profiles** – Profile of each street centerline, with grades (including projections beyond the subdivision boundaries where significant), and showing water and sewer lines, manholes, culverts, streams, etc. Scale: 1 inch to 50 feet horizontal, 1 inch to 5 feet vertical.
 - B. **Cross-sections** – Typical street cross-sections for all streets, at a scale not smaller than 1 inch to 5 feet, showing width of roadway type of paving, locations and widths of curbs, sidewalks, trees, utilities, etc. Where considerable cuts or fills are required, special cross-sections shall be shown on the plan. A grading plan showing existing and proposed contours may be furnished in lieu of special cross-sections.
 - C. **Sanitary and Storm Drains** – Location plans and profiles for proposed sanitary and storm sewers or drains, with grades and pipe sizes indicated.
 - D. **Water System** – Location plan of proposed distribution system showing pipe sizes and locations for valves and fire hydrants.
- 4.4 **Inspection and Acceptance** – All construction work on improvements required herein shall be subject to inspection during and upon completion of construction by an authorized engineering representative of the City or County, and shall be subject to approval and acceptance by such representative on behalf of the City or County, if found to be in accordance with the approved plan at the expense of the developer.

As-Built Drawings are required to be submitted by the developer and approved by the City prior to the Final Acceptance of infrastructure unless otherwise determined by the City. Use & Occupancy (U&O) issuance by the City shall be withheld until, at a minimum, Conditional Acceptance of the required public improvements.

(Ord. 426)

Article 5. PRELIMINARY PLAT

The preliminary plat of the proposed subdivision shall comply with the following requirements and contain the following information:

5.1 General Style and Form

- A. **Provide Information** – It shall provide all the pertinent information as to existing site conditions, property ownership, and the like, that may be necessary for the Planning Commission to properly consider the proposed subdivision. This information shall be accurate and reliable.
- B. **Show Plan of Development** – It shall show the general plan of ultimate development for the property. This information should be drawn to scale.
- C. **Drawing Material** – It may be drawn in pencil or ink, on a reproducible material, and shall be at a scale no smaller than one inch per 100 feet.
- D. **Include Vicinity Map** – It shall include a vicinity map showing the location of the property and its relation to other known major subdivisions, roads, streams, etc., at a scale no smaller than one inch (1”) per 2,000 feet.
- E. **Title Information**
 - 1. Proposed subdivision name, which shall not duplicate nor closely approximate the name of any other subdivision in the County.
 - 2. Names and addresses of owner, subdivider or developer, and the designer, surveyor, or engineer.
 - 3. Description of subdivision location by streets, tract, political subdivision, etc.
 - 4. Scale, north point, and date.
 - 5. Surveyor's certification of boundaries.
 - 6. Information as to Existing Physical Conditions.

5.2 Information as to Existing Physical Conditions

- A. **Boundaries** – Boundaries of the land being subdivided in heavy outline, and the acreage therein.
- B. **Topography** – Topographic contours at two (2) foot intervals. The source of the contour data shall be indicated. Contours shall extend one hundred (100) feet beyond the subdivision boundary except across a public road.